

**CITY OF GROVE CITY, OHIO  
PLANNING COMMISSION MINUTES**

**REGULAR MEETING**

**March 5, 2013**

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The meeting was called to order at 1:30 p.m.

Chair Holt began the meeting with a moment of silence and the Pledge of Allegiance. Roll call was taken with the following members present: Mr. Marv Holt, Chair, Mr. Chuck Boso, Mr. Gary Leasure, Mr. Dan Havener and Mr. Mike Linder. Others present: Kim Dooley, Planning/GIS Specialist; Kyle Rauch, Planning & Development Officer; Jennifer Readler, Ice Miller; Ryan Andrews, EMH&T; Bill Vedra, Deputy City Administrator; Mike Boso, Chief Building Officer; Capt. Jeff Pearson, Grove City Police; Lt. Tammy Greene, JTF Inspector; Tami Kelly, Clerk of Council; and Molly Frasher, Secretary.

Chair Holt noted a quorum was present. There were no changes to the minutes of the February 5, 2013 regular meeting. They were approved by unanimous consent.

**Item #1 – Texas Roadhouse – Plat Approval**

**(PID# 201301280002)**

The applicant is requesting approval of a plat for the Texas Roadhouse project in order to resolve some outstanding site issues at 1879 Stringtown Road. The plat would create two new parcels for the proposed Texas Roadhouse project and separate retail structure as well as eliminate a reference to a 50' parking and maneuvering setback established by the original 2004 plat. It should be noted that the lots created by the proposed plat varies from the lot split and development plan previously approved. The applicant has submitted a development plan amendment which is currently under review and tentatively scheduled for Planning Commission's April meeting.

Mr. Chris Hake of Thompson Thrift Development, representative for the applicant, was present to speak to the item.

Chair Holt asked if the Planning Commission had any comments and there were none; Mr. Leasure motioned to recommend the approval of the plat to City Council as submitted, Mr. Linder seconded and the vote was unanimous.

**Item #2 – The Mews at Pinnacle Club - Development Plan Amendment**

**(PID #201301280005)**

Mr. Leasure excused himself from Item #2 sighting a conflict of interest.

The applicant is proposing to amend the development plan for The Mews at Pinnacle Club in order to create two new housing models to replace the previously approved models for the portion of the site not yet developed. The previously approved development plan for the area had 75 dwelling units for a density of 5.86 units per acre. The proposed amendment will reduce the number of units to 68 and reduce the density to 5.32 dwelling units per acre. In total, 45 new units will be permitted to be constructed upon the approval of this amendment. All previously approved roadways and entrance to the site will not be changed with the proposed amendment and the current unfinished portions of St. Andrews Drive will be installed at a width of 24'.

Thirty-three guest parking spaces are located throughout the site. Additionally, all units have attached two-car garages with 18' long driveways to accommodate additional vehicles.

Two new building types are proposed for the undeveloped remainder of the site, type "E" with two units per structure and type "F" with three units per structure. None of the previously approved building types will be constructed on the remainder of the site. However the exterior materials utilized on all new structures will match those on existing structures including stone veneer and stucco in matching colors. The two new building types will be single story, 26' in height, with an optional second story for a height of approximately 30'.

Ms. Dooley stated that staff did not feel that the proposed changes to the approved development plan would be detrimental to present and potential surrounding uses, but that staff did have some concerns regarding the continuity of the development with the proposed change in building type.

Chair Holt noted the following stipulations:

1. A minimum of 25% of the newly constructed 45 units shall be two-story;
2. All exterior materials are to match the existing materials utilized on the site, including dimensional architectural shingles;
3. "No Parking" signs shall be installed along all internal roadways;
4. Engineering/site construction plans shall be submitted for review and approval prior to the issuance of any building permits.

Chair Holt noted that a recent email containing questions and comments between the developer, the Development Department and the HOA president that were presented to the Planning Commission; members took a few minutes to read the email contents.

Mr. Jonathan Wilcox, the applicant, was present and spoke to the item. Mr. Wilcox refreshed the Commission of his company's history and how they came about working on this project. Long and Wilcox acquired the land in June of 2012. Mr. Wilcox explained that when his company buys unfinished developments, they meet with the residents in the existing portion of the development, review the existing building types and targeted buyers and how the new development will complement the existing units. He further explained that the new building design is based on the original unit in the development with the first floor master suite and that Long and Wilcox hired the original architect, Bird Houk, to make certain the new designs would match the previous designs.

Mr. Linder commented that he liked the current buildings and is concerned over the transition to the new building types. Mr. Wilcox stated that all exterior materials will match to ensure it will not look like two different projects. He noted the option to have a second story and anticipated that quite a few units will utilize this option, but that the project has been set up to be as conservative as possible, as the original plan did not work. He stated that the proposed plan gives them flexibility. Mr. Wilcox further stated that they had no problem complying with staff's recommendation of a minimum of 25% of new units being two-story units. Chair Holt clarified that the applicant was agreeable to the stipulation of 25% of new units being two-story. Of the 45 units to be built, at minimum, 11 will be two-story units. Mr. Wilcox believed that the market will likely dictate more than 25% and that the first building will be built with two two-story units and one ranch unit.

Chair Holt asked if dimensional shingles would be utilized on the structures. Mr. Wilcox stated that they would be and that they have worked hard to make sure that all exterior materials on the new structures will match those on the existing structures.

Chair Holt asked if Mr. Wilcox was agreeable to installing no parking signs set-forth in the stipulation; Mr. Wilcox stated that he was.

Mr. Wilcox stated that he would keep the 181 trees on the property; although the density of the area has been lowered and that tree amount exceeds code requirements. Mr. Rauch clarified that Code requires 2 trees be installed per unit and that the original plan called for 181 trees to be installed based on the previously approved number of units. Although the proposed amendment will reduce the number of units on the site, the applicant agreed to install the previously approved 181 trees.

There was discussion about irrigation in the common areas and on the islands. Mr. Wilcox stated that he would be happy to provide whatever is needed for those areas.

Mr. Linder asked where the spec homes would be. Mr. Wilcox replied that they will start on the south end of the property to finish the area where the current residents live.

Chair Holt inquired about gutters and downspouts going underground to the storm drain; Mr. Wilcox agreed that they would.

Chair Holt asked if any members of the audience had comments. Mr. Mark Schweikert, 4765 St. Andrews Drive, resident and HOA president of The Mews, was present and spoke. He stated that communication between Mr. Wilcox and the residents has been excellent and that 99% of the issues and concerns have been resolved. His main concern was that the project was done correctly. He was happy to see irrigation added but would like to see more porches on the new structures.

Mr. Schweikert stated that he would like to know the code requirements for laying sod; he had thought he'd seen that there should be two-inches of top soil beneath the sod. Mr. Schweikert stated that previously laid sod had been installed improperly. He also addressed the proposed new location of the mailbox kiosk and asked that this issue be looked at further. He requested that no occupancy permits be approved until the issue is resolved. Mr. Boso stated the mailbox would be relocated as was shown on plans, south of building 20. Mr. Schweikert stated that the homeowners had not had the opportunity to fully respond to the new location. Chair Holt noted that a stipulation could be made for agreement on the placement and design of the mailbox be made between the Development Department, the developer and the HOA, but that occupancy permits will not be held-up over a mailbox.

Chair Holt addressed Mr. Schweikert's concern over the sod and stated that he was not aware of code requirements for top soil or grading beneath sod and it was up to the final inspection to ensure the sod was laid properly. Mr. Schweikert expressed interest in finding the old development plan to ensure he is correct in his assumption that two-inches of top soil was to be laid and graded beneath the sod. Mr. Rauch stated that the purpose of the inspection process is to see that sod is properly installed and that a stipulation requiring 2" of topsoil should not be necessary. Mr. Linder disagreed as stated that sod is frequently installed improperly and is difficult to maintain; however there would be difficulty in monitoring and enforcing the installation of 2" of topsoil.

Mr. Havener questioned whether or not the entire development is to be irrigated. Mr. Schweikert stated that the original developer stated that the development would be irrigated but that because of maintenance issues it was not installed and therefore homeowners are now responsible for maintaining their grass. Mr. Wilcox stated that they will insure that landscapers will install all landscaping properly.

Chair Holt asked Captain Pearson if he had any safety concerns; he did not. Chair Holt asked the same of Lt. Greene, she had none.

Mr. Linder inquired about the price points to Mr. Wilcox. He was not definitive with any price at the moment. Although the prices would not be in the \$300's, he estimated they could potentially reach the mid to high \$200's, but it comes down to the options the buyer chooses to purchase.

Mr. Linder inquired about the porch issue. Mr. Wilcox requested that they not be mandated to include the porch and stated that the buyer will have the option to add a porch and would prefer that this option be market-driven.

Being no further conversation, Mr. Linder motioned to recommend the approval of the development plan amendment to City Council with the following stipulations:

1. A minimum of 25% of the newly constructed 45 units shall be two-story;
2. All exterior materials are to match the existing materials utilized on the site, including dimensional architectural shingles;
3. "No Parking" signs shall be installed along all internal roadways;

4. Engineering/site construction plans shall be submitted for review and approval prior to the issuance of any building permits.
- 5 All landscaping islands in the development shall be irrigated;
- 6 181 trees will be planted on the site, according to sheet L2.01;
7. The design and placement of the mailbox is to be resolved between the developer, the Development Department and the HOA prior to the mailbox being affixed.

Mr. Havener seconded and the vote was unanimously approved.

Mr. Leasure returned to the meeting.

### **Item #3 – Grove City Ranch Development –Development Plan**

**(PID#201301280006)**

The applicant is requesting approval of a development plan for a multi-family housing development located on 22.5 acres northwest of Hoover Road and S.R. 665, west of the Buckeye Grove Shopping Center. The proposed development would be accessible from Hoover Road and from the Buckeye Grove Shopping Center entrance at Quail Creek Boulevard. Access from London Groveport Road would be from a new curb cut for the site. Circulation through the site would be by 24' wide private roads. 228 units are proposed for the site for a density of 10.2 dwelling units per acre. This exceeds the density permitted by code; however, staff feels the density is appropriate given its proximity to commercial development and the amount of green space and other amenities proposed.

Three housing types are proposed for the development, type "R" with eight units, type "A" with 12 units per structure and type "S" also with 12 units. All building types are two stories finished in vinyl clapboard, board and batten, and shake siding, as well as a stone veneer all in natural muted tones. Additional structures include a maintenance building, mail kiosk and club house, each of which will be finished in the same materials as the main residential structures.

Chair Holt noted the following stipulation:

1. Dimensional shingles shall be utilized on all structures.

Mr. Jim Houk, Mr. Joe Sullivan and Mr. Nick Rees were present to speak to the item. Mr. Houk stated that they have met with the Development Department several times regarding the architecture of the structures, but that they have not had time to react to the request for dimensional shingles. Mr. Houk requested that they work through the issue and reach an agreement to benefit both parties before going to Council.

Mr. Rauch stated that staff recently became aware of a previous discussion regarding a bike path along the north and west edge of the property. Mr. Houk said he did not recall that direct conversation and this is the first time he's even heard of a bike path and that this did not give him time to react to the issue. Mr. Boso stated that the issue will be discussed at City Council.

Mr. Havener asked for clarification on the bike path location. Mr. Rauch stated that the intent of the path would be to connect to London Groveport Road and also to eventually extend the path further to the west to connect with North Meadows Drive. Mr. Houk said they had no issue working with staff on this issue; however, he cannot commit to doing it at this time.

Captain Pearson stated that there was no traffic control device on the northeast corner of the property, with the shopping center entrance drive. He sees this potentially becoming a major traffic issue and would like to see a traffic control device installed at that entrance/exit point. Chair Holt inquired how it would be resolved. Mr. Houk explained that his group does not control the shopping center but they would be willing to work to find a solution to the issue.

Mr. Rauch stated that the bike path and realignment of the intersection can be worked out with the developer during the site improvement plan process. Chair Holt expressed concern over slowing down the process, Mr. Rauch assured him it would not slow down.

Lt. Greene stated that she had the same concerns as Captain Pearson over the northern entrance to the development.

Being no further discussion, Mr. Havener motioned to recommend the approval of the development plan to City Council with the following stipulations:

1. Issues related to the use of dimensional shingles being utilized on all structures are to be resolved between the City Development Department and the developer;
2. Issues related to the bike path and possible realignment of the northern intersection shall be resolved between the Development Department and the developer;

Mr. Linder seconded and the vote was unanimous.

Chair Holt addressed the Commission members questioning the zoning code's the definition of "mechanical" equipment. He asked for clarification on requirements and definitions for other electrical equipment or an exhaust fans. Although the code requires screening for mechanicals, there is no definition of a "mechanical". Chair Holt asked how we can amend the code to define such mechanicals. Mr. Boso stated that the electrical or mechanicals are defined by the architect. Mr. Rauch stated that the city can only enforce what the Code requires but that staff can be stricter in the review of screening of such items.

Having no further business, Chair Holt adjourned the meeting at 2:55 p.m.

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Molly Frasher, Secretary

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Marv Holt, Chair